



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3836195

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0385	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AR Leasing Company		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	27-19-26-0075-000-07000 2261 Merry Road
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> 5 Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
 - I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0385	Alternate Key: 3836195	Parcel ID: 27-19-26-0075-000-07000
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 2261 MERRY RD TAVARES	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMERICAN RESIDENTIAL LEASING COMPANY LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 309,059	\$ 309,059
2. Assessed or classified use value, *if applicable	\$ 239,000	\$ 239,000
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 239,000	\$ 239,000

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date 8/12/2014 **Price:** \$97,000 Arm's Length Distressed **Book** 4518 **Page** 14

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3836195	3840310	3864155	3854966
Address	2261 MERRY RD TAVARES	1109 LONGVILLE CIR TAVARES	1756 COLLEGE PARK DR TAVARES	2278 BEXLEY DR TAVARES
Proximity		0.14 MILE	0.50 MILE	0.36 MILE
Sales Price		\$343,000	\$365,000	\$325,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	2.80%	0.40%
Adjusted Sale		\$292,922	\$320,470	\$277,550
\$/SF FLA	\$162.49 per SF	\$153.68 per SF	\$173.51 per SF	\$171.22 per SF
Sale Date		11/16/2023	5/24/2023	11/10/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,902	1,906	-200	1,847	2750	1,621	14050
Year Built	2005	2006		2008		2018	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2		2	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	PATIO	YES	-5000	YES	-5000	YES	-5000
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		-Net Adj. 1.8%	-5200	-Net Adj. 6.9%	-22250	Net Adj. 3.3%	9050
		Gross Adj. 1.8%	5200	Gross Adj. 8.7%	27750	Gross Adj. 6.9%	19050
Adj. Sales Price	Market Value \$309,059	Adj Market Value	\$287,722	Adj Market Value	\$298,220	Adj Market Value	\$286,600
	Value per SF 162.49						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: CHRISTOPHER QUANTE

DATE 12/5/2024

2024-0385 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3836195	2261 MERRY RD TAVARES	-
2	COMP 3	3854966	2278 BEXLEY DR TAVARES	0.36 MILE
3	COMP 1	3840310	1109 LONGVILLE CIR TAVARES	0.14 MILE
4	COMP 2	3864155	1756 COLLEGE PARK DR TAVARES	0.50 MILE
5				
6				
7				
8				

Alternate Key 3836195
Parcel ID 27-19-26-0075-000-07000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0385 Subject
PRC Run: 12/5/2024 By
Card # 1 of 1

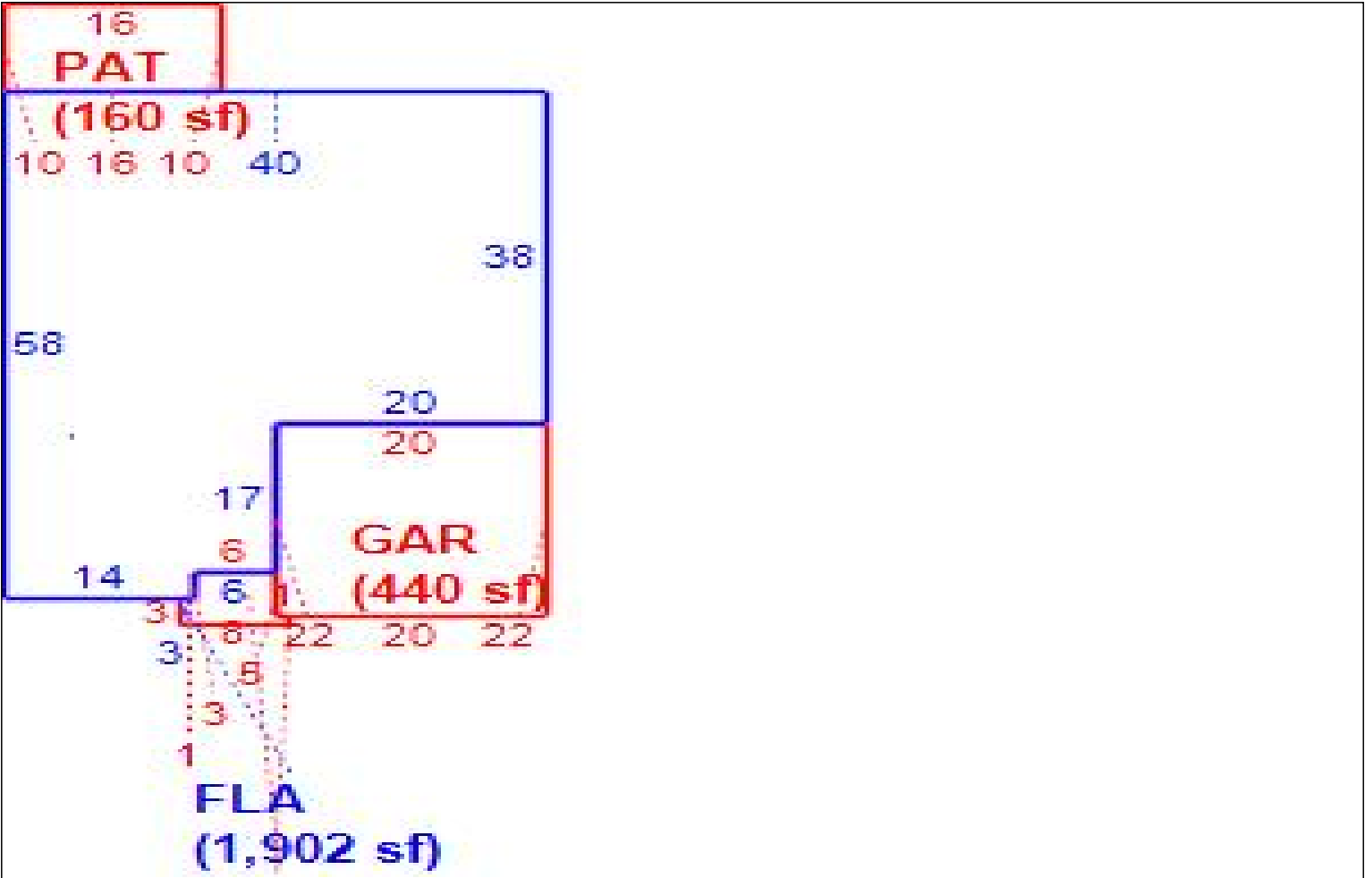
Current Owner
AMERICAN RESIDENTIAL LEASING COMPA
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS CA 91302-4012

Property Location
Site Address 2261 MERRY RD
TAVARES FL 32778
Mill Group 000T NBHD 2118
Property Use **Last Inspection**
00100 SINGLE FAMILY PJF 01-01-202

Legal Description
CHELSEA OAKS PB 53 PG 89-91 LOT 70 ORB 4518 PG 14

LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500		
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 239,752 Deprec Bldg Value 232,559 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,902	1,902	1902	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	105.48	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	239,752	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,902	2,542	1,902	97.00	Roof Cover	3	Type AC	03

Alternate Key 3836195
 Parcel ID 27-19-26-0075-000-07000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0385 Subject By
 PRC Run: 12/5/2024
 Card # 1 of 1

Miscellaneous Features
 *Only the first 10 records are reflected below

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2006	BR05-00508	05-02-2005	10-13-2005	168,248	0000	SFR 2261 MERRY RD		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4518 0014	08-12-2014	CT	U	U	I	97,000				
	3715 2329	12-17-2008	WD	U	U	I	124,000				
	3643 0627	03-31-2008	QC	U	U	I	100				
	3572 0678	01-22-2008	CT	U	U	I	100				
	3072 0682	01-18-2006	WD	Q	Q	I	240,000				
Total											0.00

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
76,500	232,559	0	309,059	46159	262900	0.00	262900	309059	309,059

Parcel Notes

3014/1490 WILLIAM MARTE MARRIED
 3072/682 LUIS MOUX MARRIED
 3572/678 CT VS LUIS MOUX SOLD TO AMERICAN HOME MORTGAGE SERVICING INC
 3715/2329 AHMSI DEFAULT SERVICES INC TO JUANITA COOMER
 09X BENJAMIN T COOMER DECEASED 042196 DC
 11X JUANITA H COOMER 85 DECEASED 081311 FL DEATH LIST
 12 NO PRO RECORDED JD 092512
 13TR NOT DELIVERABLE AS ADDRESSED 2261 MERRY RD TAVARES FL 32778 5750
 14TR NOT DELIVERABLE AS ADDRESSED 2261 MERRY RD TAVARES FL 32778 5750
 4518/14 CT VS JUANITA COOMER ET AL PROP SOLD TO AMERICAN RESIDENTIAL LEASING CO LLC
 15TR REFUSED 7047 E GREENWAY PKWY STE 350 SCOTTSDALE AZ 85254 8117
 16 DR430 FORM FILED 022916 INFO SCANNED TO AK3821471 DW 071516
 17 MAILING ADDR CHG FROM PO BOX 95997 LAS VEGAS NV 89193 5997 INFO SCANNED TO AK3335767 CB 122216
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.

Alternate Key 3840310
Parcel ID 22-19-26-1601-000-13800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0385 Comp 1
PRC Run: 12/5/2024 By

Card # 1 of 1

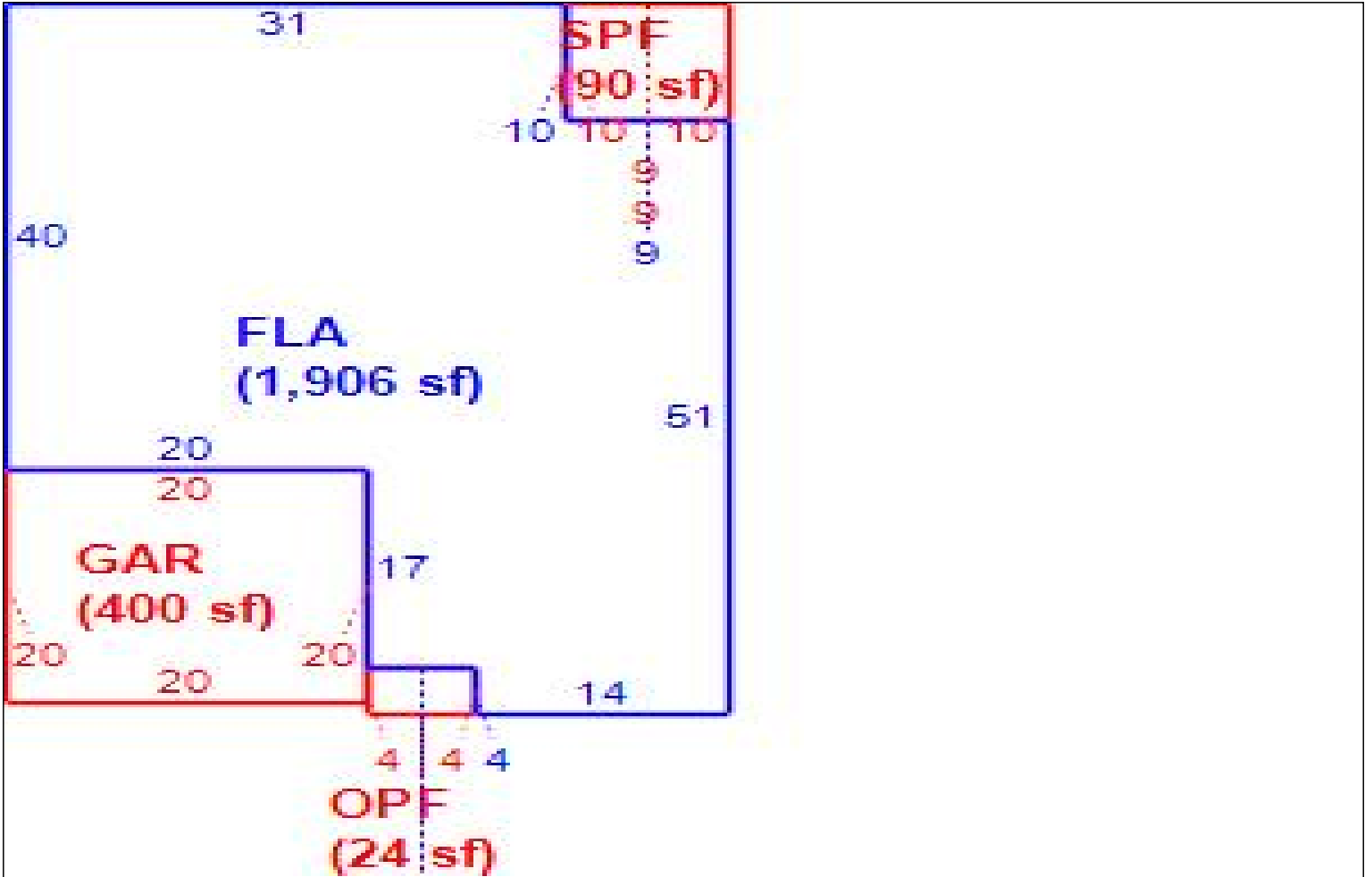
Current Owner		
GONZALEZ HERBERT & GLEYDIS		
1109 LONGVILLE CIR		
TAVARES	FL	32778

Property Location		
Site Address 1109 LONGVILLE CIR		
TAVARES FL 32778		
Mill Group	000T	NBHD 2118
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 03-08-201

Legal Description
PINES AT LAKE SAUNDERS PHASE II PB 55 PG 68-70 LOT 138 ORB 6248 PG 2040

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500		
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 263,523 Deprec Bldg Value 255,617 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,906	1,906	1906	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	115.86	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	263,523	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	90	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,906	2,420	1,906	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					255,617				

Alternate Key 3840310
 Parcel ID 22-19-26-1601-000-13800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0385 Comp 1
 PRC Run: 12/5/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	04-05-2019	1	0099	CHECK VALUE	03-08-2019		
2007	BR05-01727	01-18-2006	07-11-2006	170,108	0000	SFR/1109 LONGVILLE CIR	07-11-2006		
2007	IMPS	01-04-2006	07-11-2006	1	0000	SFR FOR 07	07-11-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023145025	6248 2040	11-16-2023	WD	Q	01	I	343,000	039	HOMESTEAD	2024	25000	
2018128698	5193 0236	10-31-2018	WD	Q	Q	I	193,500	059	ADDITIONAL HOMESTEAD	2024	25000	
	3184 1100	06-07-2006	WD	Q	Q	I	254,800					
	3048 0198	11-30-2005	WD	U	M	V	1					
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
76,500	255,617	0	332,117	0	332117	50,000.00	282117	307117	332,117	

Parcel Notes

18 MAILING ADDR CHGD PER NCOA INFO DW 080218
 5193/236 KEERA B & IVOR I FERREIRA TO AMADIO & AMANDA ANDREONI HW
 19X COURTESY HX CARD SENT 112018
 19CC SUBMITTED HX PORT APP KCH 121918
 19FC SFR GOOD COND NO PHYSICAL CHG JDB 030819
 6248/2040 AMADIO & AMANDA ANDREONI TO HERBERT & GLEYDIS GONZALEZ HW
 24CC EFILE HX APP CP 012224

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Alternate Key 3864155
Parcel ID 21-19-26-0600-000-07900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0385 Comp 2
PRC Run: 12/5/2024 By

Card # 1 of 1

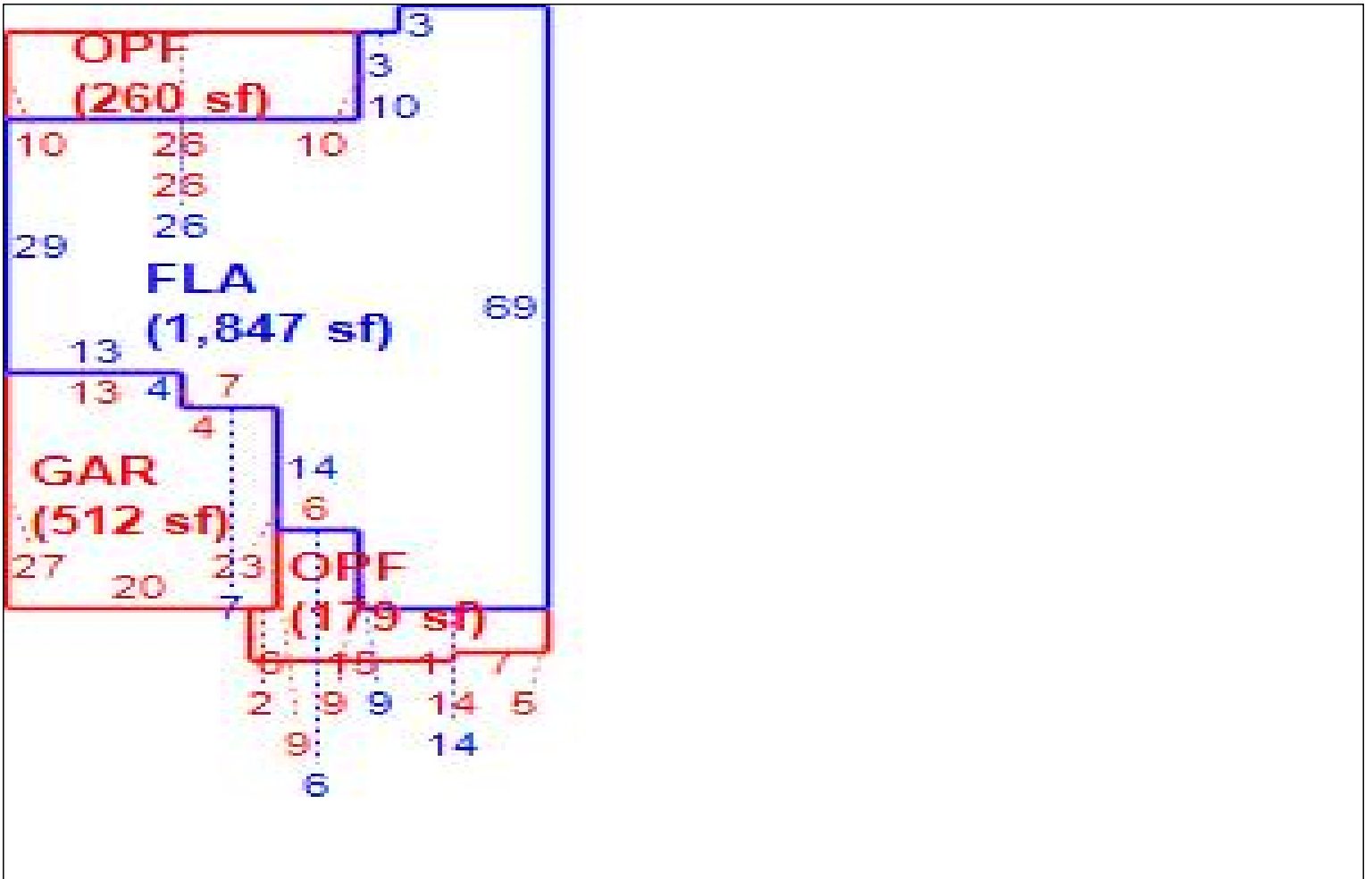
Current Owner		
SMITH PATRICIA A & BRIAN P		
1756 COLLEGE PARK DR		
TAVARES	FL	32778

Property Location		
Site Address 1756 COLLEGE PARK DR		
TAVARES FL 32778		
Mill Group 000T	NBHD 2118	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
LAKE ELSIE RESERVE PB 61 PG 77-79 LOT 79 ORB 6151 PG 493

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.25	1.000	1.000	0	56,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,250		
Classified Acres		0		Classified JV/Mkt		56,250		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 225,639
Deprec Bldg Value 218,870		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,847	1,847	1847	2008	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	512	0	99.22	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	439	0	225,639	Wall Type	03	Heat Type	6
TOTALS		1,847	2,798	1,847	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	218,870			

Alternate Key 3864155
 Parcel ID 21-19-26-0600-000-07900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0385 Comp 2
 PRC Run: 12/5/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	171.00	SF	35.00	2008	2008	5985.00	85.00	5,087
PLD2	POOL/COOL DECK	327.00	SF	5.38	2008	2008	1759.00	70.00	1,231
SEN2	SCREEN ENCLOSED STRUCTURE	1043.00	SF	3.50	2008	2008	3651.00	60.00	2,191
PUG2	POOL UPGRADE	1.00	UT	4000.00	2008	2008	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	IMPS	05-22-2010	04-11-2011	1	0008	CHECK FLA BACK TO GCF FOR 11	04-11-2011		
2009	RA07-00745	03-26-2008	06-19-2008	3,794	0000	SEN 898SF	06-19-2008		
2009	PL07-00577	03-26-2008	06-19-2008	21,000	0000	POL FOR 09	06-19-2008		
2009	BR07-00492	03-26-2008	06-19-2008	176,738	0000	SFR FOR 09	06-19-2008		
2008	PL07-00577	07-17-2007	03-26-2008	21,000	0000	POL 12X24 W/DECK	03-26-2008		
2008	BR07-00492	06-26-2007	03-26-2008	176,738	0000	SFR 1756 COLLEGE PARK DR *SEE N	03-26-2008		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064200	6151	0493	05-24-2023	WD	Q	01	I	365,000	039	HOMESTEAD	2024	25000
	3923	2316	05-14-2010	WD	Q	Q	I	173,500	059	ADDITIONAL HOMESTEAD	2024	25000
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
56,250	218,870	11,909	287,029	0	287029	50,000.00	237029	262029	287,120	

Parcel Notes

07BP BR07-00492 AND PL07-00577 KEYED TO THIS AK AS PER PHYS LOCATION ON PERMIT NO OTHER INFO GIVEN DW 121207
 09FC FLA3 IS ENCLOSED FROM GCF FOR OFFICE UNTIL MODEL/OFFICE BECOMES SFR MB 061908
 3923/2316 MASTERPIECE HOMES LLC SUCC BY MERGER TO MASTERPIECE HOMES INC TO JEFFREY A & EVA L BENEVIT HW
 11FC SFR GOOD COND FLA3 TO GCF JDB 041111
 6151/493 JEFFREY A & EVA L BENEVIT TO PATRICIA A & BRIAN P SMITH HW
 24CC EFILE HX APP CP 011624

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Alternate Key 3854966
Parcel ID 27-19-26-0080-000-19500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0385 Comp 3
PRC Run: 12/5/2024 By

Card # 1 of 1

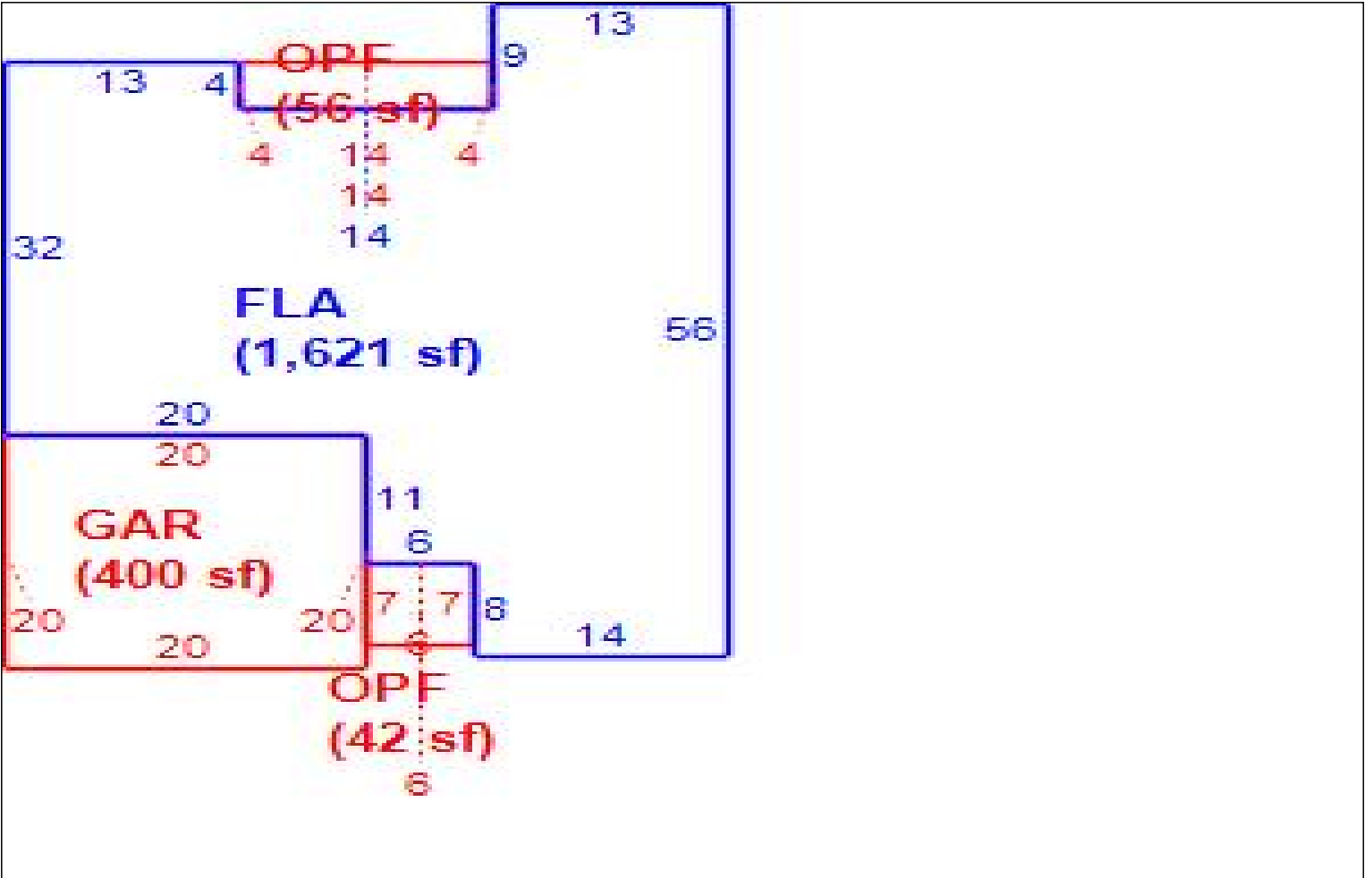
Current Owner		
DE MORAES SILVA MUNIZ NOEMI AND		
2278 BEXLEY DR		
TAVARES	FL	32778

Property Location			
Site Address 2278 BEXLEY DR			
TAVARES		FL 32778	
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 195 ORB 6242 PG 1399

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 238,555
Deprec Bldg Value 231,398		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,621	1,621	1,621	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	120.71	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	98	0	238,555	Wall Type	03	Heat Type	6
TOTALS		1,621	2,119	1,621	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					231,398				

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 Card # 1 of 1

Miscellaneous Features
 *Only the first 10 records are reflected below

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2019	17-1652	01-01-2018	09-25-2018	207,066	0001	SFR 3/2 2278 BEXLEY DR	09-25-2018	04-03-2018

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023139891	6242 1399	11-10-2023	WD	Q	01	I	325,000	039	HOMESTEAD	2024	25000
2018048747	5101 0526	04-24-2018	WD	Q	Q	I	200,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017033098	4921 0402	03-21-2017	WD	U	M	V	603,700				
	4512 2273	08-04-2014	WD	U	M	V	2,580,600				
	3725 1148	01-23-2009	MI	U	M	V	1,190,700				
Total											50,000.00

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
45,000	231,398	0	276,398	0	276398	50,000.00	226398	251398	276,398

Parcel Notes

3725/1148 ASSIGNEES DEED LEWIS B FREEMAN AS ASSIGNEE FOR AMERICA'S FIRST HOME LLP TO TUSCAN COVE LLC
 4512/2273 TUSCAN COVE LLC TO TRG CFG PROJECT III LLC
 4512/2273 M SALE INCL OVER 25 PARCELS CHELSEA OAKS SOUTH
 4921/402 TRG CFG PROJECT III LLC TO LGI HOMES-FLORIDA LLC
 4921/402 M SALE INCL 20 PARCELS IN CHELSEA OAKS SOUTH SUB
 5101/526 LGI HOMES-FLORIDA LLC TO JOSE GOMEZ ZAMORA UNMARRIED
 18X COURTESY HX CARD SENT 062118
 19X COURTESY HX CARD SENT 010219
 20CC SUBMITTED HX APP KCH 021120
 6242/1399 JOSE GOMEZ ZAMORA AKA JOSE JAVIER ZAMORA GOMEZ TO NOEMI DE MORAES SILVA MUNIZ UNMARRIED AND RYAN KIMMERLING UNMARRIED JTWROS
 24CC EFILE HX APP CP 022924
 24X HX GRANTED FOR RYAN ONLY PENDING COPY OF SILVAS PERM RES CARD KCH 031224

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